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Palmyra Township Industrial Land Analysis

Parcel Number	Class	Sale Date	Instr.	Total Acres	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale
RA0-103-2200-00	201	08/22/23	PTA	5.72	03-ARM'S LENGTH	\$500,000	\$250,700	50.14
ME0-201-1850-00	201	11/22/21	WD	80.84	03-ARM'S LENGTH	\$2,315,000	\$639,300	27.62
RI0-122-1050-00	201	09/28/21	MLC	0.99	19-MULTI PARCEL ARM'S LENGTH	\$146,800	\$99,300	67.64
SE0-470-0500-00	201	01/11/22	WD	0.90	03-ARM'S LENGTH	\$200,000	\$87,000	43.50
TE0-121-2350-00	201	04/29/22	WD	0.88	03-ARM'S LENGTH	\$220,000	\$117,400	53.36
XAO-260-0006-00	301	11/12/21	WD	0.72	03-ARM'S LENGTH	\$120,000	\$73,800	61.50
CL0-116-4105-00	302	07/16/21	WD	92.49	19-MULTI PARCEL ARM'S LENGTH	\$750,000	\$177,700	23.69
CL0-116-2200-00	301	04/04/22	WD	357.56	19-MULTI PARCEL ARM'S LENGTH	\$3,000,000	\$620,700	20.69
XH0-117-3615-00	301	05/28/21	WD	14.52	03-ARM'S LENGTH	\$550,000	\$134,400	24.44
XMO-410-0820-00	201	06/29/23	WD	0.20	03-ARM'S LENGTH	\$7,500	\$6,200	82.67
XT0-555-0140-00	301	12/15/21	WD	2.40	03-ARM'S LENGTH	\$385,000	\$204,000	52.99
XT0-555-0170-00	301	11/15/21	WD	2.27	03-ARM'S LENGTH	\$796,500	\$274,000	34.40

Due to only having 4 301 parcels in Palmyra Township, vacant land sales from outside of Palmyra were utilized to develop the 2024 industrial land value. All parcels are under 1 acre and there are no buildings in the 301 class. Price per acre: \$18,850.

SQ FT	Land Residual	Rate per SQ FT	Rate per Acre	1st acre rate	Net Acres	1st Acre Rate	Dollars/SqFt	Street Address
249163.20	\$85,657	0.3437787	14,975.00	\$35,815	5.72	\$14,975	\$0.34	6840 ROGERS HWY
3521390.40	\$1,307,746	0.3713721	16,176.97	\$145,449	80.84	\$16,177	\$0.37	11500 MORENCI RD
43124.40	\$9,887	0.2292670	9,986.87	\$9,937	1.22	\$8,137	\$0.19	15951 ROME RD
39204.00	\$31,602	0.8060912	35,113.33	\$33,311	0.90	\$35,113	\$0.81	9000 MORENCI RD
38332.80	\$23,171	0.6044693	26,330.68	\$24,700	0.88	\$26,331	\$0.60	9800 TEC-CLINTON HWY
31363.20	\$4,889	0.1558833	6,790.28	\$5,762	0.72	\$6,790	\$0.16	360 MULZER AVE
4028864.40	\$750,000	0.1861567	8,108.98	\$77,986	94.29	\$7,954	\$0.18	10000 TEC-CLINTON HWY
15575487.84	\$2,997,890	0.1924749	8,384.21	\$158,540	357.56	\$8,384	\$0.19	10555 TEC-CLINTON HWY
632404.08	\$339,770	0.5372672	23,403.36	\$89,173	14.52	\$23,403	\$0.54	3985 MUNSON HWY
8712.00	\$2,820	0.3236915	14,100.00	\$6,306	0.20	\$14,100	\$0.32	211 NORTH ST
104544.00	\$71,980	0.6885139	29,991.67	\$46,463	2.40	\$29,992	\$0.69	904 INDUSTRIAL DR
98881.20	\$74,848	0.7569487	32,972.69	\$49,678	2.27	\$32,973	\$0.76	404 INDUSTRIAL DR
		0.5027999	18,861.17			\$18,694	\$0.43	

Cur. Appraisal	ECF Area	Sale Price	Liber/Page	Est. Land Value
\$516,836	2000	\$500,000	0005-107	\$102,493
\$1,361,176	MECOM	\$2,315,000	2629-954	\$353,922
\$211,400	102	\$146,800	2626-0989	\$74,487
\$187,298	201	\$200,000	2632-288	\$18,900
\$236,662	200	\$220,000	2638-809	\$39,833
\$158,095	IND	\$120,000	2629:0347	\$42,984
\$355,453	201CL	\$750,000	2622-819	\$355,453
\$1,249,425	201CL	\$3,000,000	2637-388	\$1,247,315
\$322,700	3001	\$550,000	2621 0452	\$124,359
\$12,608	212	\$7,500	2656-733	\$7,928
\$373,020	00095	\$385,000	2631/0101	\$60,000
\$761,323	00095	\$1,475,000	2629/0593	\$39,528

Other Parcels in Sale

Land Table

R10-122-1000-00

20100 COMMERCIAL
20100 COMMERCIAL
COMMERCIAL

COMMERCIAL INDUSTRIAL LAND
COMMERCIAL

CL0-116-2725-00, CL0-116-1365-00, TE0-121-2050-00, TE0-121-2480-00, TE0-121-2300-00

INDUSTRIAL
CL301 - INDUSTRIAL
CL301 - INDUSTRIAL

XH0-117-3000-00

INDUSTRIAL

XT0-555-0180-00

COMMERCIAL MORENCI
INDUSTRIAL
INDUSTRIAL